



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2308324

Applicant Name: John Petterson

Address of Proposal: 2400 11th Ave East

SUMMARY OF PROPOSED ACTION

Master Use Permit for the future expansion of an existing private school (Seattle Preparatory School). Project includes the future construction of a three-story 20,000 square foot auditorium and classroom building (Healy Chapel & Theater) and a two-story lobby addition to the existing McDonnell Hall building which is proposed at 2,930 square feet in size. Parking for the school will not be altered by the proposal.

The following approvals are required:

Administrative Conditional Use - To expand an institution in an SF 5000 zone.
(Seattle Municipal Code Chapter 23.44.022)

SEPA - Environmental Determination
(Seattle Municipal Code Chapter 25.05)

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or
involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The subject site is located in the North Capital Hill Neighborhood of Seattle at the intersection of 11th Ave East and E. Miller Street. The campus contains approximately 150,000 square feet and six major buildings; Adelphi Hall, Garrigan Gymnasium, McDonnell Hall, Peyton Hall, McHugh Gymnasium and Academic Building/Parking Garage. A mapped area of steep slope runs along the eastern property line. The zoning of the project site is single family 5,000 (SF 5000).

Development to the north and east of the school consists of undeveloped property owned by the Department of Parks and Recreation and a portion of Interlaken Park. The south and west of the campus are comprised of single family homes.

Proposal Description

The applicants propose to expand the existing school by adding a new auditorium and class room building and revamp the existing entrance to the main administrative and classroom building by constructing a new lobby. In order to provide room for the new auditorium the existing Garrigan Gymnasium will be replaced. The new structure will be in the same place on the site and would only expand the foot print by approximately 432 sq. ft. The two story lobby addition is proposed on the west side of the existing McDonnell Hall building. The lobby will include an additional 2,800 square feet of new floor area proposed over the existing deck.

Public Comment

Many comment letters were received during the official public comment period, which ended April 30, 2003. Neighbors surrounding the Seattle Prep Campus expressed concerns about the height, bulk and scale and parking impacts the proposed additions to the school would have. The potential impacts are analyzed in the following sections.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

The Land Use Code allows the expansion of existing institutions in residential zones through the administrative conditional use process. This proposal is subject to the development standards outlined in section 23.44.008 through 23.44.016 of the Seattle Municipal Code (SMC). The director's decision has the authority to approve, condition or deny a conditional use application. This decision shall be based on whether the proposed use will be materially detrimental to the public welfare or injurious to property. In addition to the general single family development standards institutions are subject to the standards of SMC 23.44.022. The applicable criteria used for evaluating and or conditioning the applicants proposal are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred feet (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.

At this location there are no other institutions in single family zoned properties within 600 feet of the project site.

F. Demolition of Residential Structures

No residential structure shall be demolished nor shall its use be changed to provide for parking.

No demolition of residential structures is proposed for parking; therefore, this criterion is not applicable.

G. Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met.

The proposal is for new construction.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The proposed institutional expansion in the single family zone is not expected to generate significant increased noise and odors. None of the activities proposed as part of the typical use of the site are expected to exceed the maximum permissible sound levels as established and modified in the SMC Chapter 25.08.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The overall landscape design proposed for this expansion is minimal as the site is already well integrated into the existing neighborhood fabric. The applicants proposed the addition of street trees along E Miller St. The trees are designed to integrate with the existing street trees present along the southern portion of E Miller St.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

All exterior lighting will direct light downward to minimize light and glare on neighboring residential properties.

K. Bulk and Siting

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*
 - a. *For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.*

The Seattle Preparatory Campus is more than an acre in size. The structures proposed on site are situated where existing buildings and development is currently located. The gain in lot coverage for the site is less than 500' feet. These additions will not result in changes in the development patterns as the boundaries of the institution are not expanding.

The present Garrigan Gym stands approximately 30' behind which is a portion of McDonnall Hall which stands approximately 48' tall. The proposed Healy Chapel & Theater will be 34' 4" at its tallest gable. The increase of bulk and scale which will result from the proposal will be negligible, (4'4") and will not cause the loss of views not already obstructed by existing buildings onsite.

- b. *For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.*

The Campus is bounded by streets on three sides. The additional buildings will abut the southern boundary of the site along E. Miller Street. As part of their proposal the applicants will add street trees along the southern façade of the new auditorium to help the structure blend into the surrounding neighborhood by expanding the existing streetscape design.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5') after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The yards on site will not be altered as a result of the proposal.

3. *Height Limit. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

This provision is not applicable.

4. *Facade Scale. If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposed auditorium structure exceeds 30' in length. To mitigate the appearance of bulk the building has as a curved façade sprinkled with many small windows filled with colored glass. In addition the building has gabled roofs which do not exceed the maximum allowed height of 30'. No further mitigation is required.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

- i. *Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*

The school provides 245 parking spaces on site. Parking for private schools is required at a rate of 1 space for every 80 sq. ft. of public auditoria and public assembly area on site. Currently there is 18,414 square feet of area requiring parking. At a rate of 1 space per 80 sq. ft. the current parking requirement for the school is 230 stalls. After the existing Garrigan Gym is removed and the new lobby and Healy Chapel and theater are constructed the total area of public assembly and auditoria space will shrink to 16,214 square feet of area. The code required quantity of parking will then be 203 spaces. As a result of this, no additional parking spaces are required for this proposal.

The proposed chapel and theater space has the potential to alter how the school parking facilities are used and possibility of spill over into the surrounding neighborhood. The school plans to use the new auditoria for academic plays and like activities. These occur approximately six times area year. During these scheduled performances campus parking facilities will be available to attendees. The school does not plan to rent the facility out for use by outside groups which would create spill over parking in the surrounding neighborhood if the parking facilities were not also rented out.

- ii. *Not cause undue traffic through residential streets nor create a serious safety hazard.*

Existing onsite parking is located in a below grade garage and a surface parking lot both accessible from 11th Ave E. At this location 11th Ave E is a one way street running southbound. For a visitor to the site for the first time navigating the neighborhood to correctly approach available onsite parking can be a challenge. One way the school has found to reduce the likelihood of unnecessary traffic in the surrounding neighborhood is through signage onsite directing visitors to the garage parking. The school has a designating Transportation Coordinator to administer this and other measures aimed at reducing spillover parking and increasing high occupancy vehicles.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

A transportation plan is not required for this application. Even so the school has a transportation management plan which is updated annually.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED** as indicated at the end of this document.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist dated March 18th 2003 and supplemental information in the project file. This information, along with the experience of the lead agency in similar situations, form the basis for this analysis and decision. No long-term impacts are anticipated from this proposal. Short-term impacts are discussed below.

The SEPA Overview Policy (SMC 25.05.665.D) states "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Storm Water, Grading and Drainage Control Ordinance (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts. Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Short-Term Impacts

The following temporary or construction-related impacts are expected: potential soil erosion during grading, excavation and general site work; increased run-off; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section 25.05.794). Although not significant, these impacts are adverse.

Construction noise may be adverse enough to warrant mitigation. The proximity of residential uses is such that the limitations of the Noise Ordinance would be inadequate to mitigate potential noise impacts. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of construction, including excavation, foundation installation activities shall be limited to between 7:30 a.m. and 6:00 p.m. on non-holiday weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Some extra-ordinary activities may require occasional Sunday and evening work. If such work is planned, a request should be submitted in writing to the DCLU Planner (Glenda Warmoth 206-684-0966) and should be requested prior to each occurrence.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DCLU. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

1. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of construction, including excavation, foundation installation and framing activity shall be limited to between 7:30 a.m. and 6:00 p.m. on non-holiday weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Some extra-ordinary activities may require occasional Sunday and evening work. If such work is planned, a request should be submitted in writing to the DCLU Planner (Glenda Warmoth 206-684-0966) and should be requested prior to each occurrence.

Signature: _____ (signature on file) Date: July 28, 2003
Glenda Warmoth , Land Use Planner
Department of Design, Construction and Land Use
Land Use Services